



Birch Court, Heol Yr Ynys
Bridgend, CF31 3LF

Watts
& Morgan



Birch Court, Heol Yr Ynys

Bridgend CF31 3LF

£275,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

THREE BED SEMI DETACHED WITH A ONE BEDROOM SELF CONTAINED ANNEX, A LARGE CORNER PLOT WITH POTENTIAL FOR FURTHER DEVELOPMENT (SUBJECT TO PLANNING CONDITIONS)

Offering to the market a great opportunity to purchase this spacious 3 bedroom semi-detached property with a 1 bedroom self-contained annex and a generous corner plot. The property is situated in a convenient location in Bridgend within walking distance of reputable schools, Newbridge Fields and Bridgend Town Centre. Offering great access via Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, lounge, dining room, conservatory and kitchen. First floor; 3 good sized bedrooms, family bathroom and a separate WC. The property benefits from a private driveway to the front with off-road parking, enclosed rear garden and a generous corner plot with huge potential for a separate dwelling or to expand the garden space. The self contained annex comprises of an open-plan kitchen/living space, double bedroom, shower room and with a separate private garden,, ideal for a granny annex or could be converted to a home office for those working from home. Being sold with no onward chain. Viewings highly recommended to appreciate the size and the potential on offer.

Directions

* Bridgend Town Centre - 1.5 Miles * Cardiff City Centre - 21.5 Miles * J36 of the M4 Motorway - 3.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Entered via a partly glazed PVC front door into the hallway with original wood block flooring, large built-in storage cupboard and carpeted staircase up to the first floor.

To the front of the property is the living room. It is a light and spacious reception room with continuation of wood block flooring, angled windows to the front and a central feature fireplace with a tiled heart and surround.

The dining room is a great sized second reception room with wood flooring and a central feature fireplace with an oak mantel and surround.

Double doors open out into a conservatory with vinyl flooring, patio doors opening out to the rear garden and a set of patio doors opening into the annex.

The kitchen has been fitted with a range of coordinating wall and base units and complementary laminate work surfaces over. Features tiled splash-backs, tiled flooring and a window to the side. Integrated appliances include; 4-ring gas hob with oven, grill and extractor fan, a ceramic dual bowl wash hand basin, fridge/freezer and washing machine.

The first floor landing offers carpeted flooring, a feature stained glass window to the side and access to the loft hatch.

Bedroom one, to the front of the property, is a spacious main bedroom with windows over-looking the front and a built-in storage cupboard.

Bedroom two is a second spacious double bedroom with windows over-looking the rear and two built-in storage cupboards.

Bedroom three is a comfortable single room with windows to the front and side.

The bathroom is fitted with a 2-piece suite comprising of a panelled bath with an over-head electric shower and a wash hand basin. Features vinyl flooring, tiled walls a window to the rear and a built-in storage cupboard housing the 'Worcester' combination boiler. There is a separate WC.

ANNEX

The annex has a separate front entrance through a partially glazed PVC door off the driveway leading into the open-plan kitchen/living space with a window to the front. The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over. Features a dual bowl sink, a 4-ring hob with oven, grill and extractor fan. Space and plumbing is provided for further appliances.

The open-plan living space has vinyl flooring, double doors opening into the conservatory of the main property and space for freestanding furniture.

A hallway leads down to the bedroom and shower room.

The bedroom is a double room with carpeted flooring and windows to the side.

The shower room is fitted with a 3-piece suite comprising of a corner shower cubicle, WC and wash hand basin. Features fully tiled walls, tiled flooring and a window to the side.

A fully glazed PVC door leading out to a private rear garden for the annex. The private rear garden has been laid with patio slabs and enclosed by timber fencing with space for outdoor furniture.

GARDENS AND GROUNDS

Approached off Heol Yr Ynys, Birch Court benefits from a private block paved driveway to the front with an area laid with stone chippings providing off-road parking for two vehicles. The driveway leads down to the front to access to annex. Birch Court benefits from an enclosed garden predominantly laid with lawn with a small patio area and a range of mature shrubs and flowers. To the side of the property is a further enclosed plot surrounded by tall hedges with a range of outdoor sheds, greenhouse and raised planting borders with huge potential.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D' Council Tax band 'D'. Annex Council Tax band 'A'





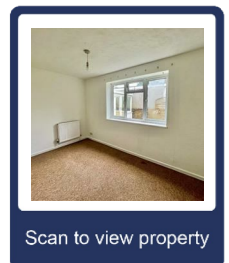
Total area: approx. 158.0 sq. metres (1701.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Birch Court , Heol Yr Ynys, Bridgend



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
f i t

**Watts
& Morgan**